


Transferred

6-30-11



LAWRENCE COUNTY AUDITOR
This conveyance has been examined
and the Grantor has complied with
Section 319.202 of the Revised Code.

FEE \$ 608.00

EXEMPT

JASON C. STEPHENS, County Auditor



Doc ID: 003328980005 Type: DEE
Kind: DEED
Recorded: 06/30/2011 at 03:14:25 PM
Fee Amt: \$52.00 Page 1 of 5
Lawrence County, OH
SHARON GOSSETT HAGER COUNTY RECORDER
File# 2011-00003717

BK 636 PG 415-419

EXECUTOR'S DEED

Know all Men by These Presents

That, Whereas, on the 3rd day of February, 2011, the Last Will and Testament of TOMMA DORIS LEWIS AKA TOMMA D. LEWIS AKA TOMMA LEWIS, deceased, was admitted to Probate and recorded in the Probate Division of the Court of Common Pleas of Lawrence County, Ohio, and on the 3rd day of February, 2011, ARNOLD KEITH LEWIS was duly appointed and qualified as EXECUTOR of said decedent's estate by said Probate Division, and he is now the lawful EXECUTOR of the estate of said testator.

And Whereas, said Last Will and Testament, among other provisions, contains the following, to-wit:

ITEM IV. I make, nominate and appoint my son, ARNOLD KEITH LEWIS to be the EXECUTOR of this my LAST WILL AND TESTAMENT. In the event that he should predecease me or is otherwise unable to serve, I appoint my daughter, KIMBERLY J. LEWIS, to be the ALTERNATE EXECUTOR of this my LAST WILL AND TESTAMENT, hereby authorizing and empowering my said EXECUTOR to receive, retain, sell (at public or private sale on such terms and at such prices as my Executor shall deem proper), exchange and invest in any property, real and personal, without being limited by statutory or diversification restrictions; including the right to retain or invest in stock and collective investment funds of any corporate Executor or of any parent or affiliate thereof, to exercise and grant stock and other options and rights belonging to my Estate to, advance, lend or borrow money from or to my Executor or others, including the right to borrow or advance or lend funds for the purpose of exercising options; to mortgage and pledge property; to compromise, arbitrate, settle or release claims of or against the Estate; to distribute (including the satisfaction of pecuniary bequests) in cash or in kind without regard to the income tax basis of specific property allocated to any beneficiary; to lease for any term; to collect rents, repair, improve, insure and manage real estate; to employ and pay reasonable compensation to agents, accountants, attorneys and investment counsel in the exercise of any of the foregoing powers; and to execute proxies, powers of attorney, consents, agreements, and all other Oinstruments. My Executor may decide whether any item is tangible personal property and any such decision shall be conclusive.

And Whereas, the testator died seized in fee simple of the real estate hereinafter described, and in order to carry out the provisions of said Last Will and Testament, it is necessary to sell said real estate.

Now, Therefore, ARNOLD KEITH LEWIS, EXECUTOR as aforesaid, in pursuance of the said provisions of the said Last Will and Testament of said TOMMA DORIS LEWIS AKA TOMMA D. LEWIS AKA TOMMA LEWIS, deceased, and by virtue of the statute in such cases made and provided, and of the powers vested in him, and for and in consideration of the premises, and the sum of **ONE HUNDRED FIFTY ONE THOUSAND SEVEN HUNDRED AND EIGHTEEN NO/100 DOLLARS (\$151,718.00)** paid or secured to be paid to him by said **Russell D. Hunt and Jamie L. Hunt, Husband and Wife, for their joint lives, remainder to the survivor of them,** whose address will be 630 Twp. Rd. 225, Scottown, Ohio 45678, the receipt whereof is hereby acknowledged, does hereby **Grant, Bargain, Sell and Convey** to the said, **Russell D. Hunt and Jamie L. Hunt, Husband and Wife,** for their joint lives the remainder to the survivor of them, the following described **Real Estate**, situate in the Township of Windsor, County of Lawrence, and State of Ohio and bounded and described as follows:

PARCEL ONE:

Situate in the Windsor Township, Lawrence County, Ohio, being Lot Numbered 6 of the plat and survey of land of C. K. Wall, deceased, made by G. T. Sharkey, March 14, 1893, and recorded in Lawrence County Plat Records, Volume 2, Page 93. Further designated in said survey as the East part of the Enochs Farm and lying in Section 23, Range 16, Township 2. For a complete description of said tract 6 by metes and bounds, corners and distance reference is hereby made to said record of said plat and survey, the same containing 64 acres more or less. ALSO the following real estate situated in Windsor Township, Lawrence County, Ohio, to-wit: A part of the NW quarter of the NE quarter of Section 23, Township 2, Range 16 and further described as follows: Commencing at SE corner of the above described lot and the corner of J.C. Runyan's and Linas Shafer's land; thence West with said O. A. Williams and Runyan's line to center of Indian Guyan Creek; thence with center of said tract in a Northerly direction to a stake on the line of land sold to O. A. Williams and Mary Williams by J. C. Runyon, said state being the corner of both parties; thence on a straight line with the line of land sold by J. C. Runyon to O. A. Williams and Mary Williams in an Easterly direction to a stone set by the parties; thence in a Southeasterly direction to a red elm; thence straight to place of beginning, containing 2 acres more or less.

Other considerations in the conveyance that it saves and excepts from Lot 6, two acres more or less sold to O. A. Williams and Mary Williams.

The whole conveyance, conveying 64 acres more or less. This conveyance is made subject to a previous conveyance of 3 acres to Thomas F. Wall in 1924. The aforesaid real estate is carried on the 1956 Auditor's Duplicate as 5.25 acres. Deed reference being the same premises transferred to May Lewis, et al, from Certificate of Transfer from T. J. Lewis, deceased, Volume 238 Page 549.

Being part of the same premises transferred to May Lewis, et al by Certificate of Transfer from T. J. Lewis, deceased. See Lawrence County Deed Records, Volume 238 Page 548.

For source of title see Volume 352 Page 345, Deed Records of Lawrence County, Ohio.

For last source of title see Volume 542, Page 90, Deed Records of Lawrence County, Ohio.

Parcel No. 32-044-1000 (43.54 acres)

PARCEL TWO:

Situate in the Township of Windsor, County of Lawrence and State of Ohio, to-wit:

Being in Section 23, Township 2, Range 16, and being a tract of land containing about 23.33 acres more or less, in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, and being the Western part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and also the NW part of the SW $\frac{1}{4}$ of said Section 23.

BEGINNING at the NW corner of the SE $\frac{1}{4}$ of said Section 23, thence south with the $\frac{1}{4}$ section line and with the East line of the John and Mary Duty property approximately 1900 feet to the center of Indian Guyan Creek; Thence down center line of said creek in an easterly direction approximately 800 feet to the Western line of the James and Minnie Niece lands; Thence leaving said Indian Guyan Creek and with the Niece line approximately 1750 feet North to the $\frac{1}{4}$ Section line and the NE corner of the land herein conveyed; Thence West approximately 800 feet to the place of BEGINNING.

This property is listed on the 1979 Auditor's Duplicate as being 23.33 acres.

For source of title, see Volume 462, Page 266, and Volume 589, Page 466, Deed Records of Lawrence County, Ohio.

For last source of title, see Volume 542, Page 90, Deed Records of Lawrence County, Ohio.

Parcel No. 32-045-0700 (23.33 acres)

PARCEL THREE:

Situate in Windsor Township, in the County of Lawrence and State of Ohio, to-wit:

Being in Section 23, Township 2, Range 16 and commencing at the Northeast corner of Mary J. Dennison's land and the Southeast corner of J. O. Wall's lands; Thence West 34 rods to a stake from which a Walnut bears East 3 rods; Thence in a Southwest direction to a stake in Chloe and John Baldwin's North line on the South side of Indian Guyan Creek; Thence East with said Baldwin's line 35 rods to the middle of said creek; Thence in a Northeast direction with the center of said creek to L. A. Reed's West line; Thence North to the place of BEGINNING and.

containing TWENTY-TWO (22) acres, more or less.

SAVING AND EXCEPTING:

The one-quarter acre previously conveyed in Deed Book 462, Page 264, Deed Records of Lawrence County, Ohio.

For source of title, see Volume 259 Page 234, and Volume 589, Page 466, Deed Records of Lawrence County, Ohio.

For last source of title, see Volume 542, Page 90, Deed Records of Lawrence County, Ohio.

Parcel No. 32-045-0801 (21.75 acres)

PARCEL FOUR:

Situated in the Township of Windsor, County of Lawrence, State of Ohio, Being in Section 23, township 2, Range 16, and starting at the corner of Ogle Dennison, and James M. and Minnie Faye Niece and the South side of Indian Guyan Creek in the line between them and the John Baldwin farm, going North 180 feet to a corner stone on the line between Ogle Dennison and James M. and Minnie Faye Niece; Thence South East 170 feet to a small Walnut tree at the foot of the bank; Thence South 45 feet to a corner; Thence South East 115 feet to the line between James M. and Minnie Faye Niece and the Baldwin farm; Thence West 260 feet to the place of BEGINNING, containing ONE QUARTER ACRE (.25) Acre more or less. This being a part of the SE part of the West ½ of the SE ¼. This being a part of the farm transferred by deed from Homer Dennison to James H. and Minnie Faye Niece recorded in Deed Book 259 Page 234, Lawrence County, Ohio, Record of Deeds, dated April 20, 1959.

For sources of title, see Volume 462 Page 264; and Volume 466 Page 560, and Volume 589, Page 466, Deed Records of Lawrence County, Ohio.

For last source of title, see Volume 542, Page 90, Deed Records of Lawrence County, Ohio.

PARCEL NO. 32-045-0500 (0.25 acre)

PARCEL FIVE:

Situated in the E ½ of the SW ¼ of Section 23, T2, R16, Windsor Township, County of Lawrence and State of Ohio, to-wit:

BEING 19.50-acre tract out of a 53.33-acre tract in said E ½ of the SW ¼ of Section 23, T2, R16, and a part of PARCEL NO. 32-046-0100, on the 1979 Auditor's Duplicate, and being the portion lying East of SR 775, and bounded and described as follows:

BEGINNING at the center corner of Section 23, T2, R16, Thence along the centerline of Section South 1700.00 feet more or less to the Southeast corner of the N 2/3 of the E ½ of the Southwest quarter; Thence West along the South line of the North 2/3 of the E ½ of the SW ¼, 350 feet more or less to the center of State Route 775; Thence Northerly along the center of State Route 775, 1840 feet more or less to a

This Instrument Prepared By: **RICHARD B. MEYERS, ATTORNEY AT LAW,
CHESAPEAKE, OHIO.**